

Davenport Avenue, Hessle, HU13 0RW

£895 Per Calendar Month

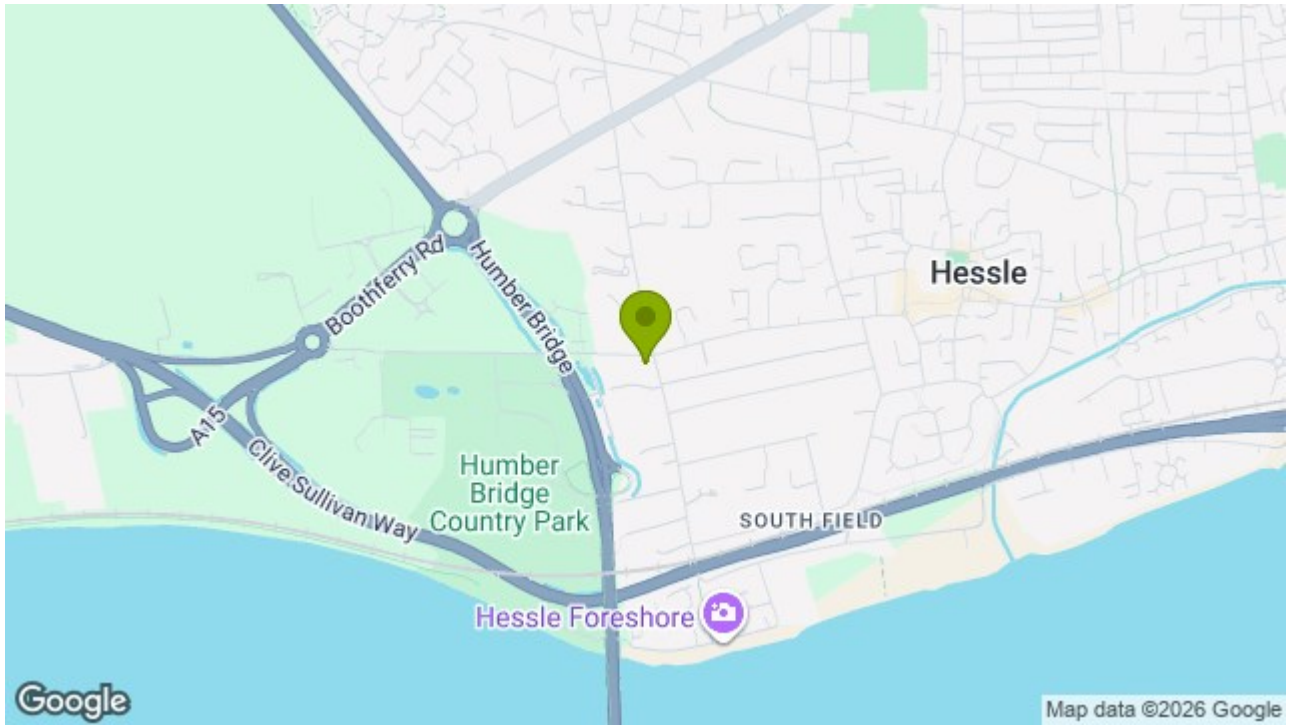
Philip Bannister

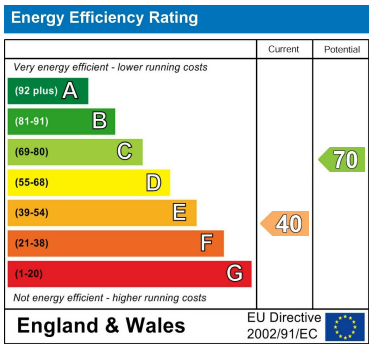
Davenport Avenue, Hessle, HU13 0RW

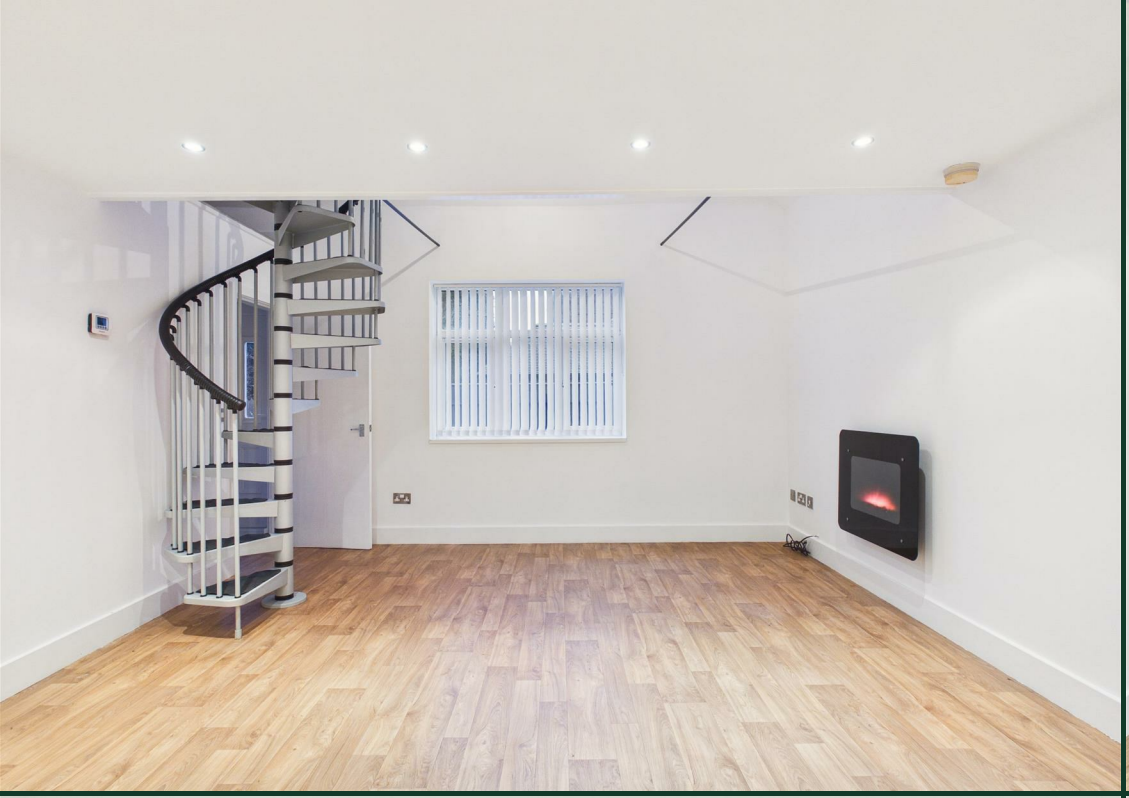
Key Features

- Offered Unfurnished- A lovely Unique Dwelling
- Underfloor Heating, Entrance Hall
- Open Plan Lounge and Kitchen
- Bedroom with En Suite Bathroom
- Further Mezzanine Floor
- Private and Secure Gated Parking
- Early Viewing Is A Must

OFFERED UNFURNISHED - Set within the conservation area of Hessle with its gated grounds and secure entry, this unique & exclusive, executive style detached property is within the grounds of a large residence that has been converted into luxury apartments.
The accommodation comprises: entrance hall, open plan living room with fitted kitchen & appliances, double bedroom with en-suite bathroom & separate. WC. From the living room, a spiral staircase gives access to a mezzanine Bedroom & shower. The property benefits from underfloor heating throughout & uPVC double glazing. To the front is a paved terrace area plus parking for two vehicles.













HESSLE
The Town of Hessle is well served for local amenities with first class shopping facilities available within the Town Centre, public transportation & local primary and secondary schools. Good road and rail connections are available with a local train station off Southfield, and the A63 dual carriageway running nearby to the South of the town, allowing convenient access to Hull City Centre and the national motorway network.

ENTRANCE HALL

CLOAKROOM/W.C.

LOUNGE OPEN PLAN TO:

KITCHEN AREA
with some built in appliances,

BEDROOM 1

BATHROOM
three piece suite

MEZZANINE 2ND BEDROOM

EXTERNAL
Private Gated Access with parking and front paved garden area.

GENERAL INFORMATION
SERVICES - Mains water, electricity, and drainage are connected to the property.
CENTRAL HEATING - The property has the benefit of underfloor heating.
DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames
SECURITY - Electronic security gates giving access to the premises.
COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band B. (East Riding Of Yorkshire Council). We would recommend a tenantmake their own enquiries to verify this.
VIEWING - Strictly by appointment with the sole agents.

TENANCY INFORMATION
The tenancy will be an Assured Periodic Tenancy (APT).
Bond/Deposit equal to One Months rent.
Sorry - No smokers.
Holding Deposit - If your application is progressed to the referencing stage we will require a holding deposit equivalent to 1 weeks rent in advance (£206.53). The holding deposit secures the property for a period of 15 days pending reference approval. Please be aware that if you decide to withdraw from the application, fail a Right to Rent check or have given false/misleading statements within the above application the holding deposit will be retained by the agent. If you application is successful, the holding deposit then forms part payment of your first months rent.

AGENTS NOTES
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £120 Hamers£100 Lockings Solicitors £100











58 Hull Road, Hessle, Hull, East Yorkshire, HU13 0AN
Tel: 01482 649777 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk

Philip Bannister